

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Peri Urban use zone to Manufacturing use zone in Sy.No.1613 of Nandigama (V), Kothur (M), Mahabubnagar District to an extent of Ac.12-31 Gts - Confirmation of Draft variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.MS.No. 204**

**Dated: 29-12-2015**

**Read the following:-**

1. From the MC, HMDA, Hyderabad, Letter No.6311/Plg/MP1/H/2015, Dt.07.10.2015.
2. Govt. Memo.No.12924/I1/2015-1, M.A. & U.D. (I1) Dept., Dated:18.11.2015.
3. From the MC, HMDA, Hyderabad, Letter No.6311/Plg/MP1/H/2015, Dt.15.12.2015.

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**ORDER:**

The draft variation to the land use envisaged in the Notified Master Plan of MDP-2031 issued in Government Memo 2<sup>nd</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.323, Part-I, dated 21.11.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.24,26,428/- (Rupees twenty four lakhs twenty six thousand four hundred and twenty eight only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated:**02.01.2016**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified Master Plan of Metropolitan Development Plan - 2031 vide G.O.Ms.No.33, M.A. & U.D. Department, Dated:24.01.2013, as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.No.1613 of Nandigama Village, Kothur Mandal, Mahabubnagar District to an extent of Ac.12-31 Gts which is presently earmarked for Peri Urban Use Zone in the Notified Master Plan of MDP-2031 vide G.O.Ms.No.33, MA & UD Department, dated:24.01.2013 is

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designated as Manufacturing use zone for setting up Pharmaceutical formulation unit under Orange category subject to the following conditions:

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owner/applicants shall develop the road free of cost as may be required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban development authorities/ Municipal Corporations / Municipalities before issue of building permission / development permission and it must be ensured that the best financial interests of the Government preserved.
- e) The change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearance if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- h) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearance etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- k) The owner/applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.

- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The applicant shall form a 40'-0" wide B.T road as stated in the self declaration and affidavit before the commencement of commercial operation and submit revised affidavit to HMDA stating that road affected area will be handed over to HMDA.
- n) The applicant shall obtain NOC from TSPCB.

**SCHEDULE OF BOUNDARIES**

NORTH : Sy.No.1654 of Nandigama (V).  
SOUTH : Sy.No.1599 of Nandigama (V).  
EAST : Sy.No.1612, 1611 of Nandigama (V).  
WEST : Sy.No.1626, 1625, 1614 of Nandigama (V).

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.G. GOPAL  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery &  
Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
**Copy to:**  
The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Mahabubnagar District.  
Sf /Sc.

**//FORWARDED::BY ORDER//**

**SECTION OFFICER**